



**Chetnole Close, Canford Heath, Poole, Dorset, BH17 8BE**  
**Guide price £175,000**

CANFORD HEATH, £175,000 FREEHOLD. New instruction to the market is this one double bedroom freehold house located in Chetnole Road, Canford Heath, BH17. The property is in need of some updating and is being sold with NO FORWARD CHAIN. It has a upvc double glazed porch with built in cupboard housing the electric meter and gas meter. Door leading into an L shaped lounge reception room with three windows overlooking side and front aspect. Door leading into a fitted kitchen with free standing cooker and space and plumbing for washing machine. Stairs leading to the first floor and landing area with built in cupboard housing the emersion tank. There is a modern bathroom with white suite. A good size double bedroom with two windows to side and front aspect. Built in cupboard with glo worm boiler and storage. There is also a parking space conveyed with the property. This would make an IDEAL FIRST TIME BUY.



## PORCH

5'6" x 3'1" (1.69 x 0.95)

White upvc double glazed porch with upvc double door and fixed upvc panels leading into the entrance porch. Concrete flooring. Built inb cupboard housing gas meter and electric meter



## LOUNGE

15'9" x 9'3" x 15'2" l shaped (4.81 x 2.84 x 4.64 l shaped)

Wooden front door leading from the porch Opening into the lounge from the porch with white ceiling, emulsion painted walls and fitted carpet. Two upvc double glazed windows. Radiator.



## KITCHEN

10'2" x 10'5" x 5'4" (3.10 x 3.19 x 1.65)

Wooden door leading into the kitchen with white ceiling, part emulsion painted and part tiled walls with lino flooring. A range of fitted wall, base and drawer units with laminate worktops. Free standing cooker. Light switch and plug sockets. Space and plumbing for washing machine. One of the kitchen opens to breakfast bar to the lounge.



## STAIRS AND LANDING

12'1" x 5'9" x 5'9" (3.69 x 1.76 x 1.77)

Leading from the lounge with stairs to first floor and landing. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. There is a built in cupboard with emersion tank inside and shelf.



## BEDROOM

12'7" x 9'3" (3.85 x 2.84)

Door leading from the landing into this double bedroom with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Two double glazed windows. Radiator. There is a built in cupboard with wooden door and inside storage and wall mounted glo worm boiler.

## BATHROOM

6'4" x 5'7" (1.95 x 1.71)

Door leading into the bathroom. White ceiling and part emulsion and part tiled walls with lino flooring. Upvc double glazed window. Light pull cord. White bathroom suite consisting of bath with chrome effect fittings, wc with seat and lid and cistern, white sink with pedestal and chrome effect fititngs. Wall mounted mirror.



## GARDEN

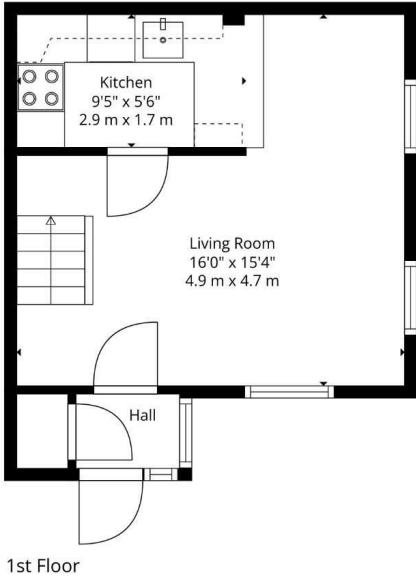
The front garden is open plan and mainly laid to lawn and shingle with borders and plants. Steps up to the front porch.

## PARKING

There is one parking space conveyed with the property in the car park close to the property.

## TENURE

The property is FREEHOLD and is being offered with NO FORWARD CHAIN.



1st Floor



2nd Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



TOTAL: 511 sq. ft, 48 m<sup>2</sup>  
 1st floor: 267 sq. ft, 25 m<sup>2</sup>, 2nd floor: 244 sq. ft, 23 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 69 sq. ft, 6 m<sup>2</sup>

Whilst Every Attempt has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



## Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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